



## Stunning 6 Bedroom Perigordine Country House For Sale In Teyjat Nouvelle-Aquitaine Dordogne



### Agenten-Info

Name:	Niall Madden
Name der Firma:	Esales Property Limited
Land:	Vereinigtes Königreich
Erfahrung seit:	2002
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English
Webseite:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 425,000

#### Standort

Land:	Frankreich
Adresse:	Laudonie Teyjat Dordogne France
Postleitzahl:	24300
Veröffentlicht:	12.11.2024

#### Beschreibung:

Stunning 6 Bedroom Perigordine Country House For Sale In Teyjat Nouvelle-Aquitaine Dordogne France

Esales Property ID: es5553213

#### Property Location

Laudonie  
Teyjat  
24300  
Dordogne  
France

#### Property Details

Set in nearly 10 acres of post and railed paddocked land this Périgord Longere country farmhouse within



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the Perigord National Park in northern Dordogne there is a delightful, fully renovated main house and a fully renovated small second house. Both houses have been fully and sensitively restored but have all modern amenities. within the grounds is a beautifully restored Pigeoniere now used as a tack room. fantastic outriding is available directly from the property boundaries.

The house is on a minor lane always offering privacy, the property is not visible from the road as it is set behind a big wall and large, double wooden gates, there is a large barn 2 very large stables but room for more if required. The property was the principal property of the village for many years so is historically important. The nearest village is 4 kms away with 3 bakers, Dr, pharmacy, and primary school. College and Lycee are in Nontron which is 13kms away and the children are bused there. There is a lovely public swimming lake 4kms away with a small beach, a café, canoeing, golfing, archery, boules and a keep fit track there is also a very nice restaurant for the evenings.

The house has a beautiful 6m x 6m formal lounge and a 6m x 4m family room leading to a fully fitted open plan kitchen, a 6m x 3.5m dining room, small office, entrance vestibule and a laundry and larder room and downstairs bathroom.

Outside there is an arbour with large outside dining table and beautiful lounge area plus a stunning rear garden.

6 bedrooms one being used as a gym and one as an office and another 2 bathrooms plus room for an extra bathroom. The separate little house has 1 bedroom and a downstairs lounge, entrance hall and bathroom plus its own outside patio.

This year, 2021, the large house has benefitted from over €20.000.00 of new triple glazed doors and windows throughout which come with a 20 year guarantee.

This property ideally can be purchased fully furnished with its excellent quality furnishings included within the selling price. A lot of the furniture was shipped from the USA so is extremely original.

## About the Area

Dordogne is a department in southwest France, set between the Loire Valley and Pyrenees mountains. It's known for prehistoric cave paintings in the Vézère Valley, like those in Lascaux Cave. The town of Périgueux is home to the Cathedrale St-Front, with its 5 domes, and the Vesunna Museum, built around Roman ruins. The medieval town Sarlat-la-Canéda centers on the Rue de la Republique and the Cathédrale St-Sacerdos

The heart of the 'Dordogne' area is, naturally, the department of the Dordogne, centered on its capital Périgueux: the French tend to refer to this area not as 'la Dordogne' but as 'le Périgord', and in France the area is most famous for its gourmet delights, notably paté de foie gras, walnuts and truffles. For tourists, the epicentre, indeed the epicurean centre, of this Dordogne is an area known as 'le Périgord noir', situated in the south east of the department. Centered on the town of Sarlat and the river Dordogne, this is the classic Dordogne, with its limestone cliffs, castles (such as Beynac or Castelnaud) and picturesque villages such as Domme and Laroque Gageac, and also its world-famous caves with their stalagmites and



stalactites, and in several cases prehistoric paintings. The French National Museum of prehistory is at Les Eyzies, while the grotto at Lascaux boasts the world's most famous prehistoric cave paintings. On account of the damage being caused by tourists, the real Lascaux cave, a UNESCO world heritage site, was closed to visitors back in 1963, but an exact replica has been carved out underground close to the original location, and the visitor experience is totally authentic.

A brand new authentic reproduction of the Lascaux caves, Lascaux 4, opened in December 2016, offering visitors a new and completely realistic visit indistinguishable in many ways from 'the real thing'.

There are other prehistoric caves that can be visited at Font de Gaume and Cap Blanc, and even a prehistoric theme park, Prehistoparc. Perigord Noir is not a mountain region; it is hill country, mostly at an altitude of between 200 and 350, metres.

West of Perigord Noir lies Périgord Pourpre, the area round Bergerac; this is a low lying area, the limits of the coastal plain, a region most famous for its wines and vineyards. As for the north of the department, this is known as Périgord Vert, Green Perigord, a greener and more undulating region of small villages and farms, streams and rivers.

## Main Features

- 325m<sup>2</sup>
- 6 Bedrooms
- 4 Bathrooms
- Massive potential in the holiday rental market
- Stunning views of the Countryside
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of France
- Many excellent sports facilities near by
- Equestrian property
- post and rail fencing
- large stables
- water to fields
- beautiful, restored longere property
- peaceful and secure setting
- outriding direct from property
- orchard with mirabelles, plums, apples
- large vegetable garden
- stunning garden and courtyard

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## Allgemein

Schlafzimmer:	6
Badezimmer:	4



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Fertige m<sup>2</sup>: 325 m<sup>2</sup>

## Mietdetails

Möbliert: Ja

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX6.385.132

